

ORDINANCE NO. 20130425-104

AN ORDINANCE AMENDING ORDINANCE NO. 20090312-035 AND AMENDING THE REGULATING PLAN FOR THE NORTH BURNET/GATEWAY ZONING DISTRICT TO AMEND PROVISIONS REGARDING SIGN REGULATIONS, ADDING A SECTION ON BUILDING STORIES, DEFINING TWO-STORY MINIMUM AND CORRECTING THE REFERENCES RELATED TO URBAN WATERSHEDS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 20090312-035 is amended to amend Section 4.8.2 (*Sign Regulations*) of the Regulating Plan for the North Burnet/Gateway Zoning District to allow one free standing monument sign per lot as shown on Exhibit A, attached.

PART 2. Ordinance No. 20090312-035 is amended to amend the Section 4.2 (*General Development Standards*) of the Regulating Plan for the North Burnet/Gateway Zoning District by adding a section on the minimum number of building stories as shown on Exhibit B, attached.

PART 3. Ordinance No. 20090312-035 is amended to amend the Article 7: Definitions of the Regulating Plan for the North Burnet/Gateway Zoning District to define Two Story Minimum as shown on Exhibit C, attached.

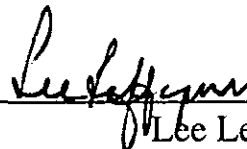
PART 4. Ordinance No. 20090312-035 is amended to amend the Section 4.11.3 (*Creek Setbacks*) of the Regulating Plan for the North Burnet/Gateway Zoning District to correct references to the LDC in Section 4.11.3 (*Creek Setbacks*) as shown on Exhibit D, attached.

PART 5. This ordinance takes effect on May 6, 2013.

PASSED AND APPROVED

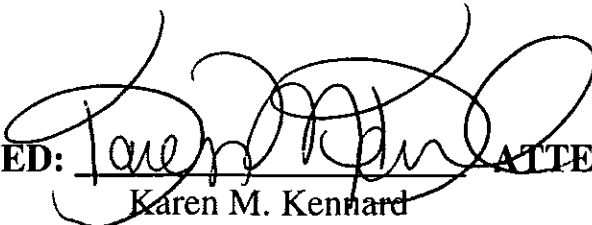
_____, April 25, 2013

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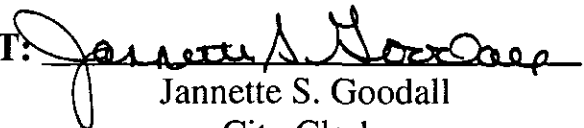
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

EXHIBIT A

4.8 SIGN REGULATIONS

4.8.1 Applicability

Standard	Applies if the NBG Subdistrict is:						Applies if the Adjacent Street is:				Applies to the following:
	TOD	CMU	NMU	NR	WMU	CL	CTC	PPC	UR	HWY	
Section 4.8 Sign Regulations	●	●	●	●	--	--	●	●	●	--	All development

4.8.2 Sign Regulations

A. Except as provided in Subsection B, all development to which this standard is applicable shall comply with the Sign Regulations in LDC Section 25-10-133, University Neighborhood Overlay Zoning District Signs.

B. For all developments located on a NBG Core Transit Corridor, one freestanding monument sign is permitted on a lot. The height of this sign shall not exceed 6 feet and the sign area may not exceed 100 square feet.

EXHIBIT B

4.2 GENERAL DEVELOPMENT STANDARDS

~~[For the purpose of applying the standards in this Subsection, a story is defined in Article 7 Definitions.]~~

4.2.1 Applicability

Standard	Applies if the NBG Subdistrict is:						Applies if the Adjacent Street is:				Applies to the following:
	TOD	CMU	NMU	NR	WMU	CI	CTC	PPC	UR	HWY	
Section 4.2 General Development Standards	●	●	●	●	●	●	●	●	●	●	All development.

4.2.2 General Development Standards Summary Table

The General Development Standards Summary Pages in Figure 4-1 establish site development standards for each NBG subdistrict and any additional regulations that apply in a specific subdistrict.

4.2.3 Other Site Development Standards

For all development in the NBG Zoning District:

A. Maximum Units Per Acre

There are no maximum units per acre requirements.

B. Minimum Site Area Requirements

There are no minimum site area requirements.

C. Maximum Building Coverage

Maximum building coverage shall be equal to the maximum impervious cover permitted.

D. Minimum number of Building stories

1. The minimum number of stories for a building located within the Transit Oriented Development (TOD) subdistrict is two stories. For properties located in all other subdistricts there is no minimum number of building stories.
2. A minimum of 50% of the entire building footprint must be a full two stories.
3. For purposes of this document, two story minimum is defined in Article 7: Definitions.

EXHIBIT C

ARTICLE 7: DEFINITIONS

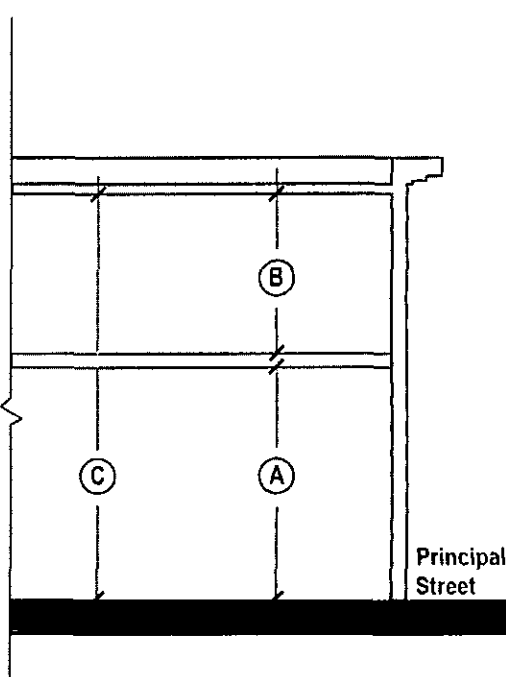
[Story

That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story. For the purposes of this Document, a story is a minimum of 8 feet in height.]

Two Story Minimum

Defined in Figure 7-2.

	<u>Definition</u>	<u>Height without Active Edge</u>	<u>Height with Active Edge</u>
<u>A</u>	<u>Ground Floor:</u> <u>Measured from the finished floor to the bottom of structure.</u>	<u>9' Minimum</u>	<u>12' Minimum</u>
<u>B</u>	<u>Upper Floors:</u> <u>Measured from the finished floor to the bottom of structure.</u>	<u>8' Minimum</u>	<u>8' Minimum</u>
<u>C</u>	<u>Double Height Space, if provided:</u> <u>Measured from the finished floor to the bottom of floor or roof structure above.</u> <u>The maximum depth of a double height space along a Principal Street is 24'.</u>	<u>18' Minimum Height</u>	<u>22' Minimum Height</u>



Active Edge Designations are illustrated on Figure 1-2: North Burnet/Gateway (NBG) Zoning District Subdistrict Map.

Figure 7-2: Definition of Two-Story Minimum

EXHIBIT D

4.11.3 Creek Setbacks

- A. All properties in the NBG Zoning District must fulfill the urban watershed Critical Water Quality Zone setback requirements established in Section 25-8 (Environment) [~~92(C)~~] of the LDC.
- B. If the development requires a dedication of public parkland according to Section 25-1-601 (Applicability) [~~25-2-601~~] of the LDC, the developer of a property may request approval of the Director of the Parks and Recreation Department (PARD) to dedicate up to 50% of the acreage within the creek setback required by this section in partial or complete fulfillment of the parkland dedication requirement, as described in Section 25-1-603 (Standards for Dedicated Parkland) [~~25-2-063~~] of the LDC.